

SPECIFIC PLAN ZONING ORDINANCE 348.4722

1 (1) The uses permitted in Planning Areas A-1, A-3, A-7, E-1, and E-3 of Specific Plan
2 No. 303 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No.
3 348 except that the uses permitted pursuant to Section 8.100.b.(1) shall not be permitted. In
4 addition, the permitted uses identified under Section 8.100.a. shall include public parks;
5 community centers; facilities related to large scale recreational uses such as golf courses and a
6 motor sports race track and facilities related thereto, including but not limited to race track, private
7 garages, clubhouse, tuning shop, observation tower, museum, vehicle display areas and ancillary
8 uses in support thereof; and when the gross area of a lot is twenty (20) acres or greater, the uses
9 identified under Article XIII, Section 13.1.b. of Ordinance No. 348 shall also be included.

10 (2) The development standards for Planning Areas A-1, A-3, A-7, E-1, and E-3 of
11 Specific Plan No. 303 shall be the same as those standards identified in Article VIIIe., Section
12 8.101 of Ordinance No. 348.

13 (3) If Planning Areas A-1, A-3, A-7, E-1, and E-3 are developed with large scale
14 recreational uses such as golf courses and a motor sports race track and facilities related thereto, the
15 development standards shall be the same as those identified in Article VIIIe., Section 8.101 of
16 Ordinance No. 348 except that the following development standards shall also apply:

17 (A) The minimum front yard setback for any building shall be 20 feet.

18 (B) The minimum side yard setback for any building shall be 5 feet.

19 (4) Except as provided above, all other zoning requirements shall be the same as those
20 requirements identified in Article VIIIe of Ordinance No. 348.

21 c. Planning Area A-2.

22 (1) The permitted uses in Planning Area A-2 of Specific Plan No. 303 shall be the
23 same as those permitted in Article IX, Section 9.1 of Ordinance No. 348, except that the uses
24 permitted pursuant to Sections 9.1.a. (17), (23), (25), (27), (29), (32), (42), (51), (52), (61), (65),
25 (67), (73), and (93); Sections 9.1.b. (7), (9), (11)a., (18), (19), and (20); and Sections 9.1.d. (4), (5),
26 (7), (10), (11), (12) and (13) shall not be permitted. In addition, the permitted uses identified under
27 Section 9.1.a. shall include aviation equipment assembly; communication equipment and
28 microwave sales and installation; computer and office equipment sales, service, repair and

1 assembly; conference facilities; country clubs, manufacture of dairy products, not including dairies;
2 emergency and urgent care medical facilities; libraries; manufacture of grain and bakery products;
3 health and exercise centers; hospitals; ice houses; jewelry manufacture and repair; manufacture of
4 wearing apparel and accessories; manufacture and repair of measuring devices, watches, clocks and
5 related items; manufacture and repair of optical goods, medical instruments, supplies and
6 equipment, engineering, survey and drafting instruments and photography equipment; manufacture
7 of handbags, luggage, footwear, and other personal leather goods; manufacture of cutlery,
8 tableware, hand tools and hardware; manufacture of plumbing and heating items; vehicle storage
9 and impoundment; manufacture of office and computing machines; manufacture, assembly, testing
10 and repair of components, devices, equipment and systems of an electrical, electronic, or electro-
11 mechanical nature; manufacture of non-alcoholic beverages; manufacture of confectionery
12 products; manufacture and repair of refrigeration and heating equipment; printing of periodicals,
13 books, forms, cards and similar items; public parks and public playgrounds; golf courses; religious
14 institutions; facilities for research and development of precision components and products; and
15 water wells and appurtenant facilities.

16 In addition, the permitted uses identified under Section 9.1.b. shall include aerial service
17 businesses including advertising, photography and tours; aerospace/aeronautical museums; aircraft
18 equipment sales, service and repair; contractor storage yards; flight schools; intermodal cargo
19 transfer facilities; manufacture of furniture and fixtures, including cabinets, partitions and similar
20 small items; manufacture of bicycles; parcel delivery services; warehousing and distribution;
21 facilities related to large scale recreational uses such as golf courses and a motor sports race track
22 and facilities related thereto, including but not limited to race track, private garages, clubhouse,
23 tuning shop, observation tower, museum, vehicle display areas and ancillary uses in support
24 thereof; and when the gross area of a lot is twenty (20) acres or greater, the uses identified under
25 Article XIII, Section 13.1.b. of Ordinance No. 348 shall be included.

26 In addition, the permitted uses identified under Section 9.1.d. shall include community
27 centers; schools; meat and poultry processing not including slaughtering or rendering of animals;
28 paper shredding facilities; research and manufacture of drugs and pharmaceuticals; manufacture of

1 soaps, cleaners and toiletries; wrought iron fabrication; machine, welding and blacksmith shops;
2 breweries, distilleries and wineries; paper storage and recycling within a building; recycling
3 processing facilities; paper and paperboard mills; manufacture of containers and boxes; and above
4 ground natural gas storage.

5 (2) The development standards for Planning Areas A-2 of Specific Plan No. 303 shall
6 be the same as those standards identified in Article IX, Section 9.4 of Ordinance No. 348 except
7 that sports lighting, consisting of exterior nighttime lighting for ballfields, racetracks and other
8 sporting activities, shall not be permitted.

9 (3) Except as provided above, all other zoning requirements shall be the same as those
10 requirements identified in Article IX of Ordinance No. 348.

11 d. Planning Areas C-6, G-8, H-8 and L-1.

12 (1) The uses permitted in Planning Areas C-6, G-8, H-8 and L-1 of Specific Plan No.
13 303 shall be the same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348,
14 except that the uses permitted pursuant to Section 7.1.a.(3), (4) and (10); Section 7.1.b(9); and
15 Section 7.1.c.(1) shall not be permitted.

16 In addition, the permitted uses identified under Section 7.1.b. shall include two family
17 dwellings developed pursuant to Subsections AA. through DD. of this section; lakes, including
18 those used for aesthetics, detention, recreation, water skiing, and non-potable irrigation water and
19 noncommercial fishing; water wells and appurtenant facilities; and when the gross area of a lot is
20 twenty (20) acres or greater, the uses identified under Article XIII, Section 13.1.a. and b. of
21 Ordinance No. 348 shall also be included, except that the uses permitted pursuant to Section
22 13.1.a.(15) shall not be permitted.

23 (2) The development standards for Planning Areas C-6, G-8, H-8 and L-1 of Specific
24 Plan 303 shall be the same as those standards identified in Article VII, Sections 7.2 through 7.11
25 except that the development standards set forth in Sections 7.3, 7.4, 7.5, 7.6, and 7.10 shall be
26 deleted and replaced by the following:

27 A. Lot area shall be not less than four thousand (4,000) square feet, unless
28 cluster development subject to the development standards set forth in subsections AA.

1 through DD. of this section is utilized. The minimum lot area shall be determined by
2 excluding that portion of a lot that is used solely for access to the portion of a lot used as
3 building site.

4 B. The front yard shall be not less than 16 feet, measured from the existing
5 street line or from any future street line as shown on any Specific Plan of Highways,
6 whichever is nearer the proposed structure.

7 C. The minimum average width of that portion of a lot to be used as a
8 building site shall be forty feet (40'), with a minimum average depth of one hundred feet
9 (100') unless cluster development subject to the development standards set forth in
10 subsections AA. through DD. of this section is utilized. "Flag" lots shall not be permitted.

11 D. The minimum frontage of a lot shall be forty feet (40') except that lots
12 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30')
13 unless cluster development subject to the development standards set forth in subsections
14 AA. through DD. of this section is utilized. Lot frontage along curvilinear streets may be
15 measured at the building setback in accordance with zone development standards.

16 E. Side yards on interior and through lots shall be not less than ten percent
17 (10%) of the width of the lot, but not less than three feet (3') in width in any event, and
18 need not exceed a width of five feet (5') unless cluster development subject to the
19 development standards set forth in subsections AA. through DD. of this section is utilized.
20 Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the
21 existing street line or from any future street line as shown on any Specific Plan of
22 Highways, whichever is nearer the proposed structure, upon which the main building sides
23 unless cluster development subject to the development standards set forth in subsections
24 AA. through DD. of this section is utilized. Where a zero lot line design is utilized, the
25 alternate side yard shall be not less than ten feet (10') in width.

26 F. The rear yard shall not be less than ten feet (10') unless cluster
27 development subject to the development standards set forth in subsection AA. through DD.
28 of this section is utilized.

1 G. Every main building erected or structurally altered shall have a lot or
2 building site of not less than one thousand one hundred (1,100) square feet for each
3 dwelling unit in such main building unless cluster development subject to the development
4 standards set forth in subsections AA. through DD. of this section is utilized.

5 In addition, when a cluster development design is utilized, the following
6 development standards shall be applicable:

7 AA. The minimum overall area for each individual unit within a two-
8 family dwelling exclusive of the area set aside for street rights of way shall be two
9 thousand (2,000) square feet.

10 BB. The minimum lot area for two-family lots used as a residential
11 building site shall be two thousand (2,000) square feet. The minimum lot area
12 shall be determined by excluding that portion of a lot that is used solely for access
13 to the portion of a lot used as a building site. For each two family dwelling,
14 common open space shall be provided equal to the difference between the lot area
15 for such two family dwelling and eight thousand (8,000) square feet.

16 CC. Side yards on interior and through lots shall be not less than three
17 feet (3') for one-story buildings; not less than ten feet (8') for two-story buildings;
18 and not less than fifteen feet (15') for three-story buildings. Side yards on corner
19 and reversed corner lots shall be not less than ten feet (10') from the existing street
20 line as shown on any Specific Plan of Highways, whichever is nearer the proposed
21 structure, upon which the main building sides, except that where the lot is less than
22 fifty feet (50') wide the yard need not exceed twenty percent (20%) of the lot
23 width.

24 DD. The rear yard shall not be less than ten feet (10') for one-story
25 buildings; not less than fifteen feet (15') for two-story buildings; and not less than
26 twenty feet (20') for three-story buildings.

27 (3) Except as provided above, all other zoning requirements shall be the same as those
28 requirements identified in Article VII of Ordinance No. 348.

1 e. Planning Areas B-1, B-2, B-5, B-6, C-2, C-4, C-8, F-3, G-7, H-2, H-4, H-5, H-7, M-7B,
2 M-7C, M-7D, and M-7E.

3 (1) The uses permitted in Planning Areas B-1, B-2, B-5, B-6, C-2, C-4, C-8, F-3, G-7,
4 H-2, H-4, H-5, H-7, M-7B, M-7C, M-7D, and M-7E of Specific Plan No. 303 shall be the same as
5 those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the uses
6 permitted pursuant to Section 7.1.a.(3); Section 7.1.b(9); and 7.1.c(1) shall not be permitted. In
7 addition, the permitted uses identified under Section 7.1.b. shall include two family dwellings
8 developed pursuant to Subsections AA. through FF. of this section; community centers; lakes,
9 including those used for aesthetics, detention, recreation, water skiing, and non-potable irrigation
10 water and non-commercial fishing; water wells and appurtenant facilities; and when the gross area
11 of a lot is twenty (20) acres or greater, the uses identified under Article XIII, Section 13.1.b. of
12 Ordinance No. 348 shall also be included.

13 (2) The development standards for Planning Areas B-1, B-2, B-5, B-6, C-2, C-4, C-8,
14 F-3, G-7, H-2, H-4, H-5, H-7, M-7B, M-7C, M-7D, and M-7E of Specific Plan No. 303 shall be the
15 same as those standards identified in Article VII, Sections 7.2 through 7.11, except that the
16 development standards set forth in Sections 7.3, 7.5, 7.6, and 7.11 shall be deleted and replaced by
17 the following:

18 A. Lot area shall be not less than five thousand (5,000) square feet, unless
19 cluster development subject to the development standards set forth in subsections AA.
20 through FF. of this section is utilized. The minimum lot area shall be determined by
21 excluding that portion of a lot that is used solely for access to the portion of a lot used as
22 building site.

23 B. The minimum average width of that portion of a lot to be used as a
24 building site shall be fifty feet (50'), with a minimum average depth of one hundred feet
25 (100') unless cluster development subject to the development standards set forth in
26 subsections AA. through FF. of this section is utilized. "Flag" lots shall not be permitted.

27 C. The minimum frontage of a lot shall be fifty (50') except that lots fronting
28 on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30') unless cluster

1 development subject to the development standards set forth in subsections AA. through FF.
2 of this section is utilized. Lot frontage along curvilinear streets may be measured at the
3 building setback in accordance with zone development standards.

4 D. Side yards on interior and through lots shall be not less than ten percent
5 (10%) of the width of the lot, but not less than three feet (3') in width in any event, and
6 need not exceed a width of five feet (5') unless cluster development subject to the
7 development standards set forth in subsections AA. through FF. of this section is utilized.
8 A zero lot line design may be used, in which event the alternate side yard shall be not less
9 than ten feet (10') in width. Side yards on corner and reverse corner lots shall be not less
10 than ten feet (10') from the existing street line or from any future street line as shown on
11 any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the
12 main building sides, unless cluster development subject to the development standards set
13 forth in subsections AA. through FF. of this section is utilized.

14 E. The rear yard shall not be less than ten feet (10') unless cluster
15 development subject to the development standards set forth in subsections AA. through FF.
16 of this section is utilized.

17 In addition, when a cluster development design is utilized, for either single family or two
18 family dwellings, the following development standards shall be applicable:

19 AA. The minimum overall area for each single-family dwelling unit or
20 each individual unit within a two-family dwelling, exclusive of the area set aside
21 for street rights of way shall be four thousand (4,000) square feet.

22 BB. The minimum lot area for individual single-family and two-family
23 lots used as a residential building site shall be four thousand (4,000) square feet.
24 The minimum lot area shall be determined by excluding that portion of a lot that is
25 used solely for access to the portion of a lot used as a building site. For each
26 dwelling unit, common open space shall be provided equal to the difference
27 between the single-family or two-family lot area and five thousand (5,000) square
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1 feet for each single-family dwelling or ten thousand five hundred (10,500) square
2 feet for each two-family dwelling.

3 CC. The minimum average width of that portion of a lot to be used as a
4 building site shall be fifty feet (50'), with a minimum average depth of ninety feet
5 (90'). "Flag" lots shall not be permitted.

6 DD. The minimum frontage of a lot shall be fifty feet (50'), except that
7 lots fronting on knuckles or cul-de-sac may have a minimum frontage of thirty feet
8 (30'). Lot frontage along curvilinear streets may be measured at the building
9 setback in accordance with zone development standards.

10 EE. Side yards for single-family dwellings on interior and through lots
11 shall be not less than ten percent (10%) of the width of the lot, but not less than
12 three feet (3') in width in any event, and need not exceed a width of five feet (5').
13 Side yards for single-family dwellings on corner and reverse corner lots shall be
14 not less than ten feet (10') from the existing street line or from any future street line
15 as shown on any Specific Plan of Highways, whichever is nearer the proposed
16 structure, upon which the main building sides. Where a zero lot line design is
17 utilized for single-family dwellings, the alternate side yard shall be not less than
18 ten feet (10') in width. Side yards for two-family dwellings on interior and through
19 lots shall be not less than five feet (5') for one-story buildings; not less than ten feet
20 (10') for two-story buildings; and not less than fifteen feet (15') for three-story
21 buildings. Side yards for two-family dwellings on corner and reverse corner lots
22 shall be measured from the existing street line or from any future street line as
23 shown on any Specific Plan of Highways, whichever is nearer the proposed
24 structure, upon which the main building sides.

25 FF. The rear yard for single-family dwellings shall be not less than ten
26 feet (10'). The rear yard for two-family dwellings shall be not less than ten feet
27 (10') for one-story buildings, not less than fifteen feet (15') for two-story buildings;
28 and not less than twenty feet (20') for three-story buildings.

1 (3) Except as provided above, all other zoning requirements shall be the same as
2 those requirements identified in Article VII of Ordinance No. 348.

3 f. Planning Areas A-5, E-4, F-4 and G-1.

4 (1) The uses permitted in Planning Areas A-5, E-4, F-4 and G-1 of Specific Plan No.
5 303 shall be the same as those permitted in Article IX, Section 9.1 of Ordinance No. 348, except
6 that the uses permitted pursuant to Sections 9.1.a. (29), (51) and (93), b.(11)a., (12), (18), (19), and
7 (20), d.(2), (3), (4), (5), (6), (9), (10), (11), (12) and (13), shall not be permitted.

8 In addition, the permitted uses identified under Section 9.1.a. shall include public parks and
9 public playgrounds; golf courses; country clubs; animal hospitals with all kennels entirely indoors;
10 health clubs; computer sales and repair stores; parcel delivery services; libraries; religious
11 institutions; community centers; schools; and water wells and appurtenant facilities.

12 In addition, when the gross area of a lot is twenty (20) acres or greater, the permitted uses
13 identified under Section 9.1.b. shall include the uses permitted under Article XIII, Section 13.1.b.
14 of Ordinance No. 348.

15 In addition, the permitted uses identified under Section 9.1.d. shall include electric vehicle
16 charging stations.

17 (2) The development standards for Planning Areas A-5, E-4, F-4 and G-1 of Specific
18 Plan No. 303 shall be the same as those standards identified in Article IX, Section 9.4 of Ordinance
19 No. 348.

20 (3) Except as provided above, all other zoning requirements shall be the same as those
21 requirements identified in Article IX of Ordinance No. 348.

22 g. Planning Areas B-3, C-1, F-2, G-5, G-10, G-11, G-13, H-9, I-4, I-5, I-6, I-7, I-8, I-9, I-10,
23 I-11, J-1, J-4, M-1A, M-1B, M-1C, M-5A, M-5B and M-6A, M-6B, M-7A.

24 (1) The uses permitted in Planning Areas B-3, C-1, F-2, G-5, G-10, G-11, G-13, H-9,
25 I-4, I-5, I-6, I-7, I-8, I-9, I-10, I-11, J-1, J-4, M-1A, M-1B, M-1C, M-5A, M-5B and M-6A, M-6B,
26 M-7A of Specific Plan No. 303 shall be the same as those uses permitted in Article VI, Section 6.1
27 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.b(5); and Section
28 6.1.c.(1). shall not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall

1 include two family dwellings developed pursuant to subsection AA. through GG. of this section;
2 lakes, including those used for aesthetics, detention, recreation, water skiing, and non-potable
3 irrigation water; water wells and appurtenant facilities; and when the gross acre of a lot is twenty
4 (20) acres or greater, the uses identified under Article XIII, Section 13.1.a. and b. of Ordinance No.
5 348 shall also be included, except that the uses permitted pursuant to Section 13.1.a(15) shall not
6 be permitted.

7 In addition the permitted uses identified under Section 6.1.b. shall include day care centers;
8 libraries; religious institutions; community centers; and schools.

9 (2) The development standards for Planning Areas B-3, C-1, F-2, G-5, G-10, G-11, G-
10 13, H-9, I-4, I-5, I-6, I-7, I-8, I-9, I-10, I-11, J-1, J-4, M-1A, M-1B, M-1C, M-5A, M-5B and M-6A,
11 M-6B, M-7A of Specific Plan No. 303 shall be the same as those standards identified in Article VI,
12 Section 6.2, except that the development standards set forth in Article VI, Section 6.2.b, c., d.,
13 e.(2), e.(3) and g shall be deleted and replaced by the following:

14 A. Lot area shall be not less than six thousand (6,000) square feet, unless
15 cluster development subject to the development standards set forth in subsection AA.
16 through GG. of this section is utilized. The minimum lot area shall be determined by
17 excluding that portion of a lot that is used solely for access to the portion of a lot used as
18 building site.

19 B. The minimum average width of that portion of a lot to be used as a
20 building site shall be sixty feet (60'), with a minimum average depth of one hundred feet
21 (100') unless cluster development subject to the development standards set forth in
22 subsections AA. through GG. of this section is utilized. "Flag" lots shall not be permitted.

23 C. The minimum frontage of a lot shall be sixty feet (60') except that lots
24 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35')
25 unless cluster development subject to the development standards set forth in subsections
26 AA. through GG. of this section is utilized. Lot frontage along curvilinear streets may be
27 measured at the building setback in accordance with zone development standards.
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1 D. Side yards on interior and through lots shall be not less than ten percent
2 (10%) of the width of the lot, but not less than three feet (3') in width in any event, and
3 need not exceed a width of five feet (5') unless cluster development subject to the
4 development standards set forth in subsection AA. through GG. of this section is utilized.
5 Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the
6 existing street line or from any future street line as shown on any Specific Plan of
7 Highways, whichever is nearer the proposed structure, upon which the main building sides
8 unless cluster development subject to the development standards set forth in subsections
9 AA. through GG. of this section is utilized.

10 E. The rear yard shall not be less than ten feet (10') unless cluster
11 development subject to the development standards set forth in subsections AA. through
12 GG. of this section is utilized.

13 In addition, when a cluster development design is utilized for single family or two
14 family dwellings, the following development standards shall be applicable:

15 AA. The minimum overall area for each single-family dwelling unit or
16 each individual unit within a two-family dwelling, exclusive of the area set aside
17 for street rights of way shall be five thousand (5,000) square feet.

18 BB. The minimum lot area for individual single-family lots used as a
19 residential building site shall be five thousand (5,000) square feet. The minimum
20 lot area for two-family lots shall be five thousand (5,000) square feet. The
21 minimum lot area shall be determined by excluding that portion of a lot that is used
22 solely for access to the portion of a lot used as a building site. For each dwelling
23 unit, common open space shall be provided equal to the difference between the
24 single-family or two-family lot area and six thousand (6,000) square feet for each
25 single-family dwelling or twelve thousand (12,000) square feet for each two-
26 family dwelling.

1 CC. The minimum average width of that portion of a lot to be used as a
2 building site shall be fifty-five feet (55'), with a minimum average depth of one
3 hundred feet (100'). "Flag" lots shall not be permitted.

4 DD. The minimum frontage of a lot shall be fifty-five feet (55'), except
5 that lots fronting on knuckles or cul-de-sac may have a minimum frontage of
6 thirty feet (30'). Lot frontage along curvilinear streets may be measured at the
7 building setback in accordance with zone development standards.

8 EE. Side yards on interior and through lots shall be not less than ten
9 percent (10%) of the width of the lot, but not less than three feet (3') in width in
10 any event, and need not exceed a width of five feet (5'). Side yards on corner and
11 reverse corner lots shall be not less than ten (10') from the existing street line or
12 from any future street line as shown on any Specific Plan of Highways, whichever
13 is nearer the proposed structure, upon which the main building sides. Where a zero
14 lot line design is utilized the alternate side yard shall be not less than ten feet (10')
15 in width.

16 FF. The rear yard for single-family dwellings shall be not less than ten
17 feet (10'). The rear yard for two-family dwellings shall be not less than ten feet
18 (10') for one-story buildings, not less than fifteen feet (15') for two-story buildings,
19 and not less than twenty feet (20') for three-story buildings.

20 GG. In no case shall more than sixty percent (60%) of any lot be
21 covered by buildings or structures.

22 (3) Except as provided above, all other zoning requirements shall be the same as those
23 requirements identified in Article VI of Ordinance No. 348.

24 h. Planning Area A-4, A-6, A-8 and E-2

25 (1) The uses permitted in Planning Area A-4, A-6, A-8 and E-2 of Specific Plan 303
26 shall be the same as those uses permitted in Article XII, Section 12.2 of Ordinance No. 348, except
27 that the uses permitted pursuant to Section 12.2.c. (3), (7), (11) and (12); Section 12.2.d.; Section
28 12.2.e., 12.2.f. and 12.2.g. shall not be permitted. In addition, the permitted uses identified under

1 Section 12.2.b. shall include water wells and appurtenant facilities, facilities related to large scale
2 recreational uses such as golf courses and a motor sports race track and facilities related thereto,
3 including but not limited to race track, private garages, clubhouse, tuning shop, observation tower,
4 museum, vehicle display areas, underground fuel storage and ancillary uses in support thereof; and
5 when the gross acre of a lot is twenty (20) acres or greater, the uses identified under Article XIII,
6 Section 13.1.a. and b. of Ordinance No. 348 shall also be included, except that the uses permitted
7 pursuant to Section 13.1.a.(15) shall not be permitted.

8 In addition, the permitted uses identified under Section 12.2.b shall include aerial services
9 including advertising, photography and tours; aerospace/aeronautical museums; aircraft taxiways;
10 catering services/flight kitchens; conference facilities; golf courses and appurtenant facilities;
11 convenience stores; dry cleaners; flight schools; hospitals; hotels and motels; intermodal cargo
12 transfer terminals; research and development facilities for biomedical, chemical, electronic,
13 mechanical and other scientific purposes; paper recycling facilities; parcel delivery services; and
14 rental car agencies including the storage of rental cars.

15 In addition, the permitted uses identified under Section 12.2.c. shall include cogeneration
16 plants; structures and facilities necessary and incidental to the development, generation and
17 transmission of electric power and gas such as power plants, booster or conversion plants,
18 transmission lines, pipelines and the like; and incarceration and detention facilities.

19 (2) The development standards for Planning Area A-4, A-6, A-8 and E-2 of Specific
20 Plan No. 303 shall be the same as those standards identified in Article XII, Section 12.4 of
21 Ordinance No.348, provided however that Article XII, Section 12,4(b)(3) shall apply only to
22 setbacks calculated from public streets. Article XII, Section 12.4.a. is modified to provide that the
23 minimum lot area shall be seven thousand (7,000) square feet with no minimum average width.
24 There shall be no minimum setback from any private street. Article XII, Section 12.4c.(2) is
25 modified to provide that an observation tower built within Planning Areas A-4, A-6, A-8 and E-2,
26 and built as part of a large scale recreational use shall not exceed 70 feet in height and sports
27 lighting, consisting of exterior nighttime lighting for ball fields, racetracks and other sporting
28 activities, shall not be permitted.

1 (3) Except as provided above, all other zoning requirements shall be the same as
2 those requirements identified in Article XII of Ordinance No.348.

3 i. Planning Area M-4.

4 (1) The uses permitted in Planning Area M-4 of Specific Plan No. 303 shall be the
5 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348. In addition, the
6 permitted uses identified under Section 6.1.a. shall include government offices, courthouses, police
7 stations, fire stations, libraries, museums, and public schools.

8 (2) The development standards for Planning Area M-4 of Specific Plan No. 303 shall
9 be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348.

10 (3) Except as provided above, all other zoning requirements shall be the same as
11 those requirements identified in Article XI of Ordinance No. 348.

12 Section 3. This ordinance shall take effect 30 days after its adoption.

13
14 BOARD OF SUPERVISORS OF THE COUNTY
15 OF RIVERSIDE, STATE OF CALIFORNIA

16 By: Bob Buster
17 Chairman Bob Buster

18 ATTEST:

19 KECIA HARPER-IHEM
20 Clerk of the Board

21 By: [Signature]
22 Deputy

23 (SEAL)

24 APPROVED AS TO FORM:
25 May 31, 2011

26 By: [Signature]
27 TIFFANY N. NORTH
28 Deputy County Counsel

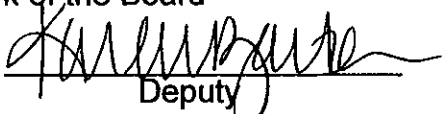
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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

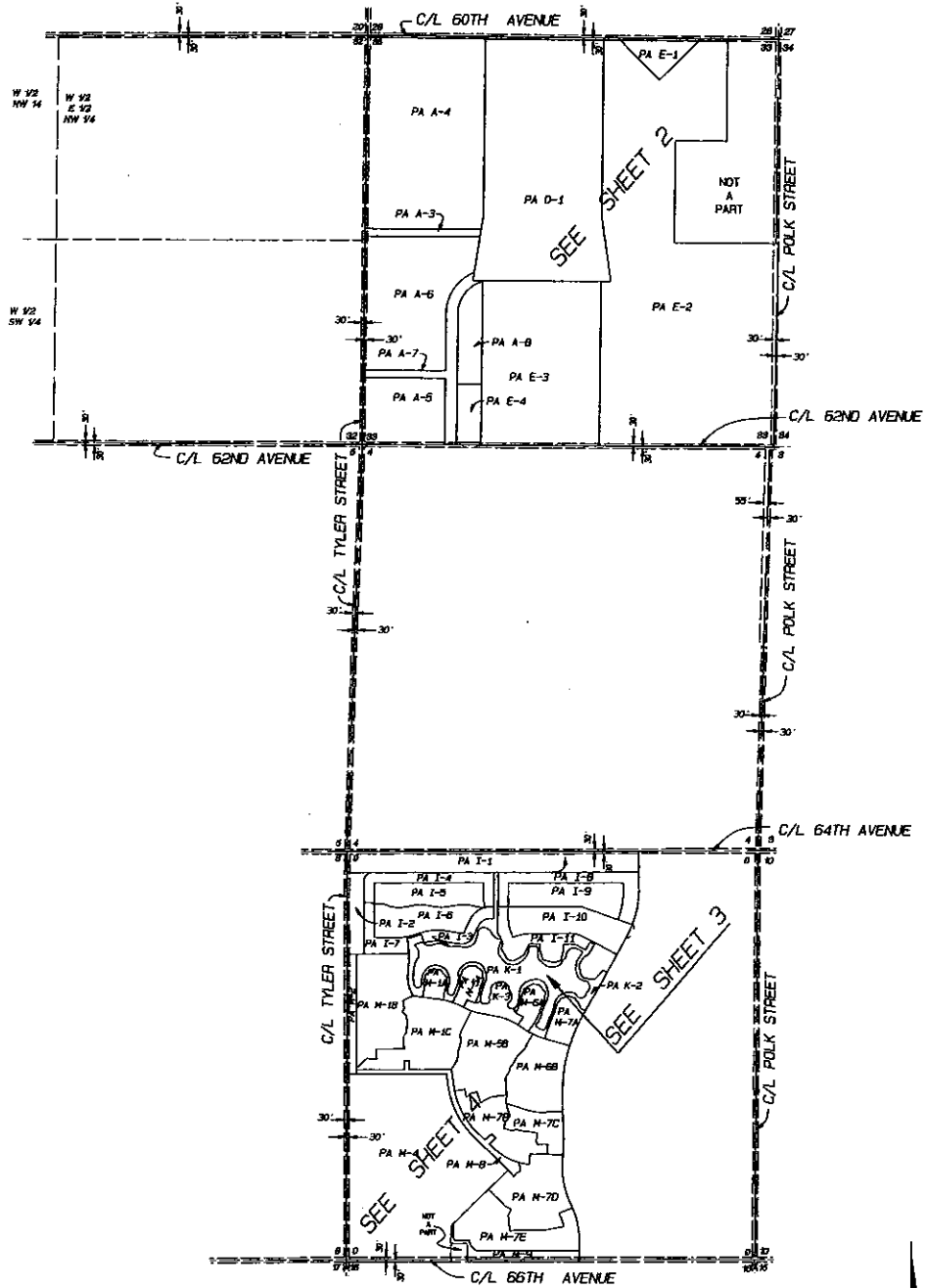
I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on June 7, 2011, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

AYES: Buster, Stone, Benoit and Ashley
NAYS: None
ABSENT: Tavaglione

DATE: June 7, 2011

KECIA HARPER-IHEM
Clerk of the Board
BY: 
Deputy

SEAL



LEGEND

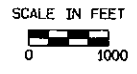
SP ZONE SPECIFIC PLAN (S.P. 303)

MAP NO. 41.083

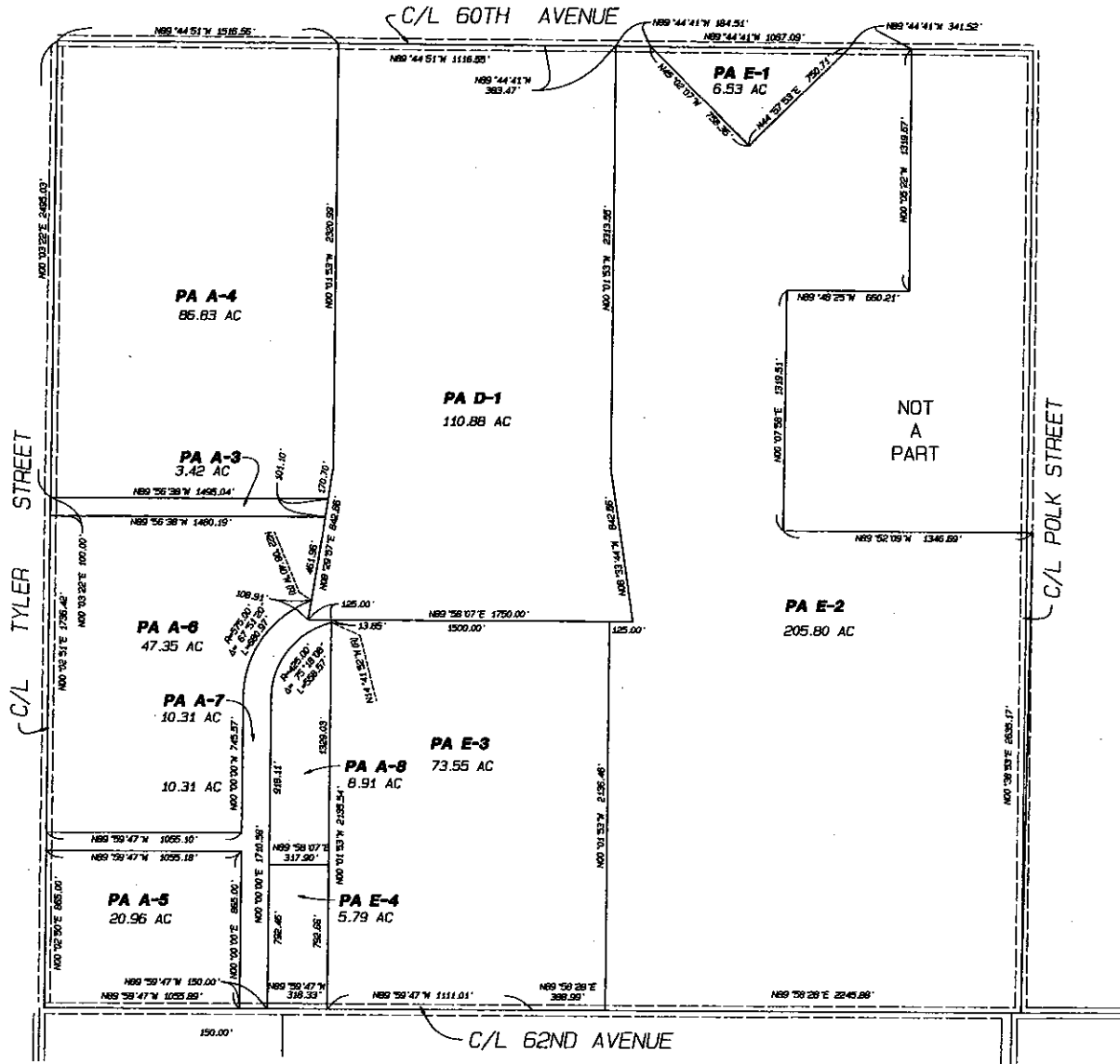
CHANGE OF OFFICIAL ZONING PLAN
 LOWER COACHELLA VALLEY DISTRICT

CHANGE OF ZONE CASE NO. 7742
 AMENDING ORDINANCE NO. 348
 ADOPTED BY ORDINANCE NO. 348.4722
 ADOPTION DATE JUNE 7, 2011

RIVERSIDE COUNTY BOARD OF SUPERVISORS



03/20/10-001/ORDINANCE-OFFICIAL-PLAN 7742 LOWER COACHELLA VALLEY DISTRICT 3/1/2011



LEGEND

SP ZONE

SPECIFIC PLAN (S.P. 303)

MAP NO. 41.083

**CHANGE OF OFFICIAL ZONING PLAN
 LOWER COACHELLA VALLEY DISTRICT**

CHANGE OF ZONE CASE NO. 7742
 AMENDING ORDINANCE NO. 348
 ADOPTED BY ORDINANCE NO. 348.4722
 ADOPTION DATE JUNE 7, 2011

RIVERSIDE COUNTY BOARD OF SUPERVISORS

LINE/CURVE	RADIUS	DELTA	LENGTH	BEARING	LINE/CURVE	RADIUS	DELTA	LENGTH	BEARING	LINE/CURVE	RADIUS	DELTA	LENGTH	BEARING
L1	505.65		N00°23'32"W		L60	65.19		N18°42'10"E		L205	5485.46	0°09'08"	76.59	S40°11'36"E
L2	244.00		N00°33'30"W		L61	63.30		N18°38'42"E		L206	97.71	52°04'50"	86.79	S23°31'04"E
L3	29.02		N03°49'45"E		L62	129.04		45°27'28"	N04.83	L207	2436.61	1°38'59"	70.87	S00°39'58"W
L4	29.02		N19°52'51"E		L63	204.83		24°15'42"	N6.25	L208	36.81	86°47'07"	80.14	N42°03'36"W
L5	31.98		N07°28'30"E		L64	352.23		23°23'37"	70.44	L209	958.19	2°23'11"	42.51	S07°22'13"E
L6	31.98		N26°48'43"E		L65	132		227.01	11°28'41"	L210	36.82	84°28'01"	56.33	S40°04'38"W
L7	21.40		N01°10'18"E		L66	231.51		13°37'27"	25.05	L211	262.04	14°40'46"	72.26	S13°12'62"W
L8	21.40		N63°27'19"E		L67	215.31		19°17'59"	72.82	L212	152.47	30°52'26"	65.99	S30°52'38"W
L9	279.00		N00°33'35"W		L68	187.68		45°30'45"	149.59	L213	303.24	9°50'59"	62.47	S46°25'30"W
L10	95.35		N02°57'45"W		L69	134.28		42°12'56"	83.97	L214	144.88	47°12'34"	119.43	N14°24'18"E
L11	300.00		10°32'58"		L70	59479.77		0°01'54"	32.95	L215	239.63	18°14'16"	76.28	N61°22'48"W
L12	170.87		N00°24'19"W		L71	59479.77		0°00'49"	14.16	L216	96.61	41°06'33"	69.32	S53°23'01"E
L13	143.31		N78°19'53"W		L72	19.98		95°39'37"	19.41	L217	286.30	12°33'44"	26.77	N40°38'38"W
L14	600.00		24°36'05"		L73	21455.30		0°02'30"	16.54	L218	115.89	59°17'23"	120.75	S11°20'37"E
L15	25.59		N77°08'03"E		L74	25.61		77°01'19"	33.65	L219	453.54	8°15'52"	59.61	N14°24'18"E
L16	300.00		24°36'05"		L75	25.59		113°44'53"	30.40	L220	88.70	30°33'11"	56.90	N69°32'36"E
L17	25.59		N09°28'05"E		L76	15.35		113°44'53"	30.40	L221	1.86		20.86	N52°28'43"W
L18	600.00		24°36'05"		L77	195.55		4°10'23"	14.34	L222	1.87		32.39	N52°28'43"W
L19	25.59		N77°08'03"E		L78	144.35		81°26'26"	139.25	L223	1.89		129.80	N65°20'04"E
L20	300.00		24°36'05"		L79	14.85		14°48'22"	42.47	L224	1.89		115.15	N58°28'57"E
L21	25.59		N09°28'05"E		L80	157.09		18°23'28"	50.42	L225	1.90		72.52	N73°38'38"E
L22	600.00		24°36'05"		L81	571.56		11°09'50"	111.37	L226	1.91		60.42	N58°28'57"E
L23	25.59		N77°08'03"E		L82	173.49		17°35'49"	175.54	L227	1.92		116.47	N58°28'07"W
L24	300.00		24°36'05"		L83	232.41		10°43'20"	188.46	L228	1.93		119.43	N58°28'07"W
L25	25.59		N09°28'05"E		L84	162.44		57°47'43"	183.85	L229	1.94		110.03	N34°14'23"E
L26	600.00		4°10'48"		L85	172.43		56°01'05"	189.25	L230	1.94		224.50	S79°10'38"E
L27	25.59		N77°08'03"E		L86	202.14		37°00'43"	190.59	L231	1.95		105.80	S75°08'27"E
L28	300.00		24°36'05"		L87	312.53		77°01'19"	33.65	L232	1.95		87.31	N58°28'07"E
L29	25.59		N09°28'05"E		L88	57.69		90°07'25"	90.75	L233	1.95		17.54	S63°30'58"E
L30	700.00		4°18'29"		L89	40.54		83°47'55"	65.35	L234	1.96		203.71	N71°25'28"W
L31	25.59		N77°08'03"E		L90	31002.23		0°15'28"	139.17	L235	1.96		71.68	N53°38'56"W
L32	300.00		24°36'05"		L91	298.5		20°48'55"	107.84	L236	1.97		59.82	S55°28'02"E
L33	25.59		N09°28'05"E		L92	113.65		29°12'41"	63.63	L237	1.97		137.41	N58°28'07"E
L34	600.00		24°36'05"		L93	209.31		23°29'55"	95.43	L238	1.98		56.43	N63°11'40"E
L35	25.59		N77°08'03"E		L94	220.63		36°30'36"	145.02	L239	1.99		60.00	N11°10'58"E
L36	300.00		24°36'05"		L95	255.25		32°05'02"	141.41	L240	1.99		62.12	N03°48'27"W
L37	25.59		N09°28'05"E		L96	290.94		14°19'20"	73.17	L241	1.99		139.24	N11°25'28"W
L38	600.00		24°36'05"		L97	146.59		40°28'10"	103.54	L242	1.99		108.27	N58°28'07"E
L39	25.59		N77°08'03"E		L98	453.23		14°08'05"	111.54	L243	1.99		79.49	N68°14'12"W
L40	300.00		24°36'05"		L99	1606.18		4°10'23"	114.22	L244	1.99		106.27	N63°05'30"W
L41	25.59		N09°28'05"E		L100	72.88		41°19'12"	152.25	L245	1.99		129.61	N58°28'07"E
L42	600.00		24°36'05"		L101	137.91		18°13'51"	141.63	L246	1.99		61.85	N58°28'07"E
L43	25.59		N77°08'03"E		L102	30.00		37°27'29"	17.59	L247	1.99		60.10	N14°24'18"E
L44	300.00		24°36'05"		L103	104.68		30°01'00"	56.37	L248	1.99		30.29	N11°10'58"E
L45	25.59		N09°28'05"E		L104	249.27		39°13'14"	20.45	L249	1.99		167.26	S18°48'45"W
L46	600.00		24°36'05"		L105	75.20		29°12'41"	42.37	L250	1.99		17.28	N61°01'10"W
L47	25.59		N77°08'03"E		L106	146.84		24°08'45"	63.17	L251	1.99		222.88	N58°28'07"E
L48	300.00		24°36'05"		L107	54.85		62°21'50"	59.20	L252	1.99		121.11	N07°08'06"E
L49	25.59		N09°28'05"E		L108	81.81		45°28'32"	65.50	L253	1.99		71.69	N02°54'42"W
L50	600.00		24°36'05"		L109	57.59		48°10'57"	55.38	L254	1.99		101.97	N58°28'07"E
L51	25.59		N77°08'03"E		L110	137.91		18°13'51"	141.63	L255	1.99		139.24	N11°25'28"W
L52	300.00		24°36'05"		L111	99.40		15°33'56"	23.87	L256	1.99		72.67	N63°38'25"W
L53	25.59		N09°28'05"E		L112	99.40		58°28'22"	100.42	L257	1.99		143.31	N42°18'50"W
L54	600.00		24°36'05"		L113	387.77		14°11'13"	86.01	L258	1.99		101.57	N04°48'10"E
L55	25.59		N77°08'03"E		L114	145.63		57°45'25"	85.24	L259	1.99		171.29	N17°18'33"E
L56	300.00		24°36'05"		L115	116.10		18°13'51"	141.63	L260	1.99		122.81	N58°28'07"E
L57	25.59		N09°28'05"E		L116	99.40		15°33'56"	23.87	L261	1.99		72.67	N63°38'25"W
L58	600.00		24°36'05"		L117	99.40		58°28'22"	100.42	L262	1.99		143.31	N42°18'50"W
L59	25.59		N77°08'03"E		L118	387.77		14°11'13"	86.01	L263	1.99		101.57	N04°48'10"E
L60	300.00		24°36'05"		L119	145.63		57°45'25"	85.24	L264	1.99		171.29	N17°18'33"E
L61	25.59		N09°28'05"E		L120	116.10		18°13'51"	141.63	L265	1.99		122.81	N58°28'07"E
L62	600.00		24°36'05"		L121	99.40		15°33'56"	23.87	L266	1.99		72.67	N63°38'25"W
L63	25.59		N77°08'03"E		L122	99.40		58°28'22"	100.42	L267	1.99		143.31	N42°18'50"W
L64	300.00		24°36'05"		L123	387.77		14°11'13"	86.01	L268	1.99		101.57	N04°48'10"E
L65	25.59		N09°28'05"E		L124	145.63		57°45'25"	85.24	L269	1.99		171.29	N17°18'33"E
L66	600.00		24°36'05"		L125	116.10		18°13'51"	141.63	L270	1.99		122.81	N58°28'07"E
L67	25.59		N77°08'03"E		L126	99.40		15°33'56"	23.87	L271	1.99		72.67	N63°38'25"W
L68	300.00		24°36'05"		L127	99.40		58°28'22"	100.42	L272	1.99		143.31	N42°18'50"W
L69	25.59		N09°28'05"E		L128	387.77		14°11'13"	86.01	L273	1.99		101.57	N04°48'10"E
L70	600.00		24°36'05"		L129	145.63		57°45'25"	85.24	L274	1.99		171.29	N17°18'33"E
L71	25.59		N77°08'03"E		L130	116.10		18°13'51"	141.63	L275	1.99		122.81	N58°28'07"E
L72	300.00		24°36'05"		L131	99.40		15°33'56"	23.87	L276	1.99		72.67	N63°38'25"W
L73	25.59		N09°28'05"E		L132	99.40		58°28'22"	100.42	L277	1.99		143.31	N42°18'50"W
L74	600.00		24°36'05"		L133	387.77		14°11'13"	86.01	L278	1.99		101.57	N04°48'10"E
L75	25.59		N77°08'03"E		L134	145.63		57°45'25"	85.24	L279	1.99		171.29	N17°18'33"E
L76	300.00		24°36'05"		L135	116.10		18°13'51"	141.63	L280	1.99		122.81	N58°28'07"E
L77	25.59		N09°28'05"E		L136	99.40		15°33'56"	23.87	L281	1.99		72.67	N63°38'25"W
L78	600.00		24°36'05"		L137	99.40		58°28'22"	100.42	L282	1.99		143.31	N42°18'50"W
L79	25.59		N77°08'03"E		L138									

SEC. 33, T.6S., R.8E., S.B.B. & M.
 SEC. 9, T.7S., R.8E., S.B.B. & M.

LINE/CURVE	RADIUS	DELTA	LENGTH	BEARING
L159			121.17	N02°08'44"E
L160			113.04	N04°30'08"W
L161			359.49	N89°27'46"E
L162			137.15	N05°28'52"W
C163	39.50	58°14'21"	39.19	N13°09'46"E
L164			48.71	N09°52'23"E
L165			118.60	N03°42'43"E
L166			44.49	N00°14'23"E
C167	39.50	41°57'39"	39.19	N05°52'58"W
L168			70.07	N14°02'45"W
L169			45.13	N03°22'03"W
L170			40.11	N01°44'46"E
L171			104.54	N11°07'28"W
L172			139.78	N63°42'21"E
L173			67.28	N01°45'46"E
L174			75.25	N15°28'28"W
L175			57.86	N14°49'34"E
L176			76.06	N14°49'34"E
L177			72.05	N05°36'05"E
L178			97.40	N00°08'08"E
L179			71.35	N30°21'08"E
L180			66.54	N30°01'38"E
L181			125.05	N01°10'53"E
L182			63.44	N89°28'10"E
L183			115.00	N00°32'44"W
L184			187.50	N02°46'12"E
L185			38.43	N63°43'25"W
C186	39.50	60°03'22"	40.35	N36°09'04"E
L187			6.74	N63°35'37"W
L188			138.28	N40°10'32"E
L189			131.04	N28°17'36"E
C190	39.50	26°56'45"	66.14	N64°28'45"E
L191			177.89	N69°41'15"E
L192			103.61	N01°28'00"E
L193			33.35	N63°19'05"W
C194	39.50	64°24'01"	43.27	N08°08'32"W
L195			90.58	N81°40'33"E
L196			89.05	N64°19'46"E
L197			63.25	N76°14'20"E
L198			66.27	N80°06'45"E
L199			64.32	N62°54'30"E
L200			39.21	N66°07'03"W
L201			48.91	N61°06'49"W
L202			63.43	N18°57'51"W
C203	1000.00	1°21'19"	24.13	S76°31'20"W
L204			60.24	N77°11'59"E
C205	24.50	31°06'32"	30.81	N30°28'43"E
L206			40.25	N71°09'28"E
C170	939.05	6°19'07"	92.04	N12°50'12"E
L207			132.79	N60°22'09"E
C171	1030.00	3°02'52"	54.79	N40°05'46"W
L208			228.75	N08°27'43"W
C172	2039.00	18°25'27"	601.41	N09°12'04"W
C173	2039.00	2°02'04"	76.33	S01°02'32"E
L209			64.61	N02°06'04"W
L210			120.00	N32°09'04"W
L211			198.00	N61°04'34"E
L212			6.63	N60°05'39"W
L213			78.09	N67°04'56"E
L214			48.23	N85°28'23"W
L215			48.23	N81°30'51"W
L216			43.51	N78°26'53"W
L217			50.04	N76°10'40"W
L218			151.29	N70°59'19"W
L219			111.12	N74°38'20"W
L220			15.34	N36°46'17"W
L221			106.91	N50°01'45"E
C174	1030.00	33°45'43"	606.94	S29°22'34"E
C175	1030.00	36°48'28"	661.73	N26°58'08"W
L222			160.04	N45°22'24"W
L223			112.70	N45°28'28"E
L224			75.27	N44°33'22"E
L225			111.60	N45°26'59"E
L226			55.06	N45°20'39"W
C176	780.00	32°08'11"	437.49	N61°27'08"W
L227			93.54	N77°31'07"W
L228			139.24	N03°24'07"E
C177	630.00	0°33'10"	64.64	S89°05'46"E
C178	4500.00	5°37'54"	1123.61	N89°59'05"E
C179	4500.00	5°03'28"	136.47	S89°11'57"W
C180	4500.00	1°34'16"	41.81	N67°53'05"W
L229			151.59	N85°41'57"W
L230			43.05	N01°43'44"E
C181	4500.00	3°26'54"	90.28	S00°00'17"W
L231			135.67	N67°54'58"E
L232			47.79	N27°00'15"W
L233			8.50	N32°42'59"E
L234			43.97	N40°04'57"E
L235			57.09	N60°24'45"W
L236			118.44	N11°53'11"W
L237			8.27	N32°58'44"E
C182	39.50	64°20'43"	43.24	N86°43'37"W
L238			9.26	N69°23'59"W
L239			100.00	N78°36'11"W
L240			51.98	N57°03'01"E
L241			48.04	N59°00'00"W
L242			64.71	N78°01'33"W
L243			100.29	N11°39'39"E
L244			79.07	N44°29'46"E
C183	39.50	39°02'45"	26.35	N62°44'05"E
L245			31.34	N32°17'34"W
L246			131.79	N15°59'51"W
L247			280.41	N62°05'04"W
L248			282.45	S00°15'20"W
C184	3002.00	5°23'07"	282.45	S00°15'20"W
C185	3002.00	0°48'22"	43.11	N03°42'44"E
C186	1139.00	29°57'49"	626.50	N40°51'29"W

LINE/CURVE	RADIUS	DELTA	LENGTH	BEARING
L249			181.00	N08°39'50"W
C187	1100.00	36°28'26"	766.70	S28°59'08"E
C188	780.00	2°41'04"	36.25	S76°40'26"E
L242			67.28	N13°07'24"W
L243			36.07	N04°34'31"E
C189	60.50	58°47'42"	59.97	N80°25'11"E
L244			43.00	K11°52'46"E
L245			114.03	N42°41'51"W
L246			50.00	N45°22'29"W
L247			41.26	A39°26'36"W
L248			34.21	N55°08'50"W
L249			104.89	N52°07'04"E
C190	39.50	75°52'08"	51.05	N18°25'40"W
L250			140.83	N04°44'57"W
L251			45.77	N89°04'40"E
L252			100.00	N67°04'30"E
L253			104.23	N60°39'41"E
L254			45.89	N66°50'42"W
L255			100.00	N69°19'59"W
L256			30.20	N64°30'42"E
C191	600.00	12°03'13"	130.43	N17°38'55"W
L257			51.65	N63°17'41"W
C192	1102.00	1°56'40"	37.40	N04°52'03"W
C193	1102.00	23°31'38"	452.49	S12°07'36"E
L258			119.05	N00°22'08"W
L259			145.20	N02°32'04"E
L260			106.50	N42°41'30"W
L261			48.50	N04°26'33"W
L262			43.80	N45°26'02"W
L263			131.30	N10°59'07"W
C194	82.63	3°00'03"	4.33	N72°32'41"E
C195	82.63	39°45'04"	57.32	N60°41'07"E
C196	780.00	29°27'05"	400.94	S50°06'20"E

LEGEND

SP ZONE

SPECIFIC PLAN (S.P. 303)

MAP NO. 41.083

CHANGE OF OFFICIAL ZONING PLAN
 LOWER COACHELLA VALLEY DISTRICT

CHANGE OF ZONE CASE NO. 7742

AMENDING ORDINANCE NO. 348

ADOPTED BY ORDINANCE NO. 348.4722

ADOPTION DATE JUNE 7, 2011

RIVERSIDE COUNTY BOARD OF SUPERVISORS